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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4306

AN ORDINANCE amending the proposed zoning regulation previously adopted pursuant to Ordinance No. 3840 for a two acre parcel of unincorporated property located in the Newcastle Subarea south of Cougar Mountain Drive and west of Cougar Mountain Way commonly referred to as the Calhill Annexation; amending Section 1 of Ordinance No. 3840 as most recently amended by Ordinance No. 4204; and adding a new Section 1a to Ordinance No. 3840.

WHEREAS, RCW 35A.14.330 authorizes the City Council to adopt a proposed zoning regulation to become effective upon the annexation of any area which might reasonably be expected to be annexed by the City at any future time; and

WHEREAS, it is anticipated that a two acre parcel of unincorporated property located in the Newcastle Subarea, south of Cougar Mountain Drive and west of Cougar Mountain Way, commonly referred to as the Calhill Annexation, may be annexed by the City in the near future; and

WHEREAS, the City Council desires to amend the pre-annexation zoning classification for the proposed Calhill Annexation parcel from R-1 to R-1.8 with conditions; and

WHEREAS, amendment of the proposed zoning regulation for said two acre parcel is deemed to be in the interest of the health, safety and general welfare of the City; and

WHEREAS, pursuant to RCW 35A.14.340, public hearings were held by the City Council on July 15, 1991 and on December 2, 1991, at the hour of 8:00 p.m. pursuant to notice of said hearings published in a newspaper of general circulation in the City and in the area to be annexed and all interested parties appearing at said hearings and desiring to be heard in regard to the proposed zoning regulation amendment having been heard by the City Council; and

WHEREAS, all statutory requirements have been complied with, including those set forth in RCW 35A.14.330 and .340; and

WHEREAS, the City of Bellevue has complied with the requirements of the State Environmental Policy Act and the City Environmental Procedures Code; now, therefore

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

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Section 1. Section 1 of Ordinance No. 3840 as amended by Section 1 of Ordinance No. 4044 and as further amended by Section 1 of Ordinance No. 4059, Section 1 of Ordinance No. 4112, and Section 1 of Ordinance No. 4204, is further amended to read as follows:

Section 1. A proposed zoning regulation is hereby adopted establishing use classification R-1 for the following described property:

That portion of Sections 13, 23, 24, 25 and 26, Township 24 North, Range 5 East, W.M., King County, Washington, described as follows:

Commencing at the Northeast corner of the Northeast quarter of said Section 24 and the TRUE POINT OF BEGINNING: thence South along the East line thereof to the Northeast corner of the Southeast quarter of said Section 24; thence South along the East line thereof to the Northeast corner of the Northeast quarter of said Section 25; thence South along the East line thereof to the South line of the North half of the Northeast quarter of said Section 25; thence West along said North line to the East line of the Northwest quarter of the Southeast quarter of the Northeast quarter of said Section 25; thence South along said East line to the South line of the Northwest quarter of the Southwest quarter of the Northeast quarter of said Section 25; thence West along the South line to the East line of the Northwest quarter of said Section 25; thence South along said East line to the Northeast corner of the Southwest quarter of said Section 25; thence South along the East line thereof 659.16 feet; thence North 88°00'27" West 1,306.87 feet to the East line of the Northwest quarter of the Southwest quarter of said Section 25; thence North along said East line to the Northeast corner thereof; thence West along the North line thereof to the center line of Nels Berglund Road (County Road No. 66); thence Southwesterly along said center line to the East line of the Southeast quarter of said Section 26; thence North along said East line to the Northeast corner thereof; thence West along the North line thereof to the Northeast corner of the Northwest quarter of the Southeast quarter of said Section 26; thence South along the East line thereof to the Southeast corner of Lot 1 of King County Short Plat - R578056, recorded under Auditor's File No. 8003270853, in the Records and Elections Division of King County, Washington;; thence West along the South line thereof and the Westerly extension of said South line to the West margin of Lakemont Boulevard S.E.; thence Northerly along said West margin to the South line of the Southeast quarter of said Section 23; thence East along said South line to the East margin of Lakemont Boulevard S.E.; thence Northerly along said East margin to the Northerly margin of S.E. Cougar Mountain Way; thence Southeasterly along said Northerly margin to the North line of the Northeast quarter of said Section 26; thence

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continuing Southeasterly and Easterly along said Northerly margin to the West line of the Northwest quarter of said Section 25; thence continuing Easterly and Northeasterly along said Northerly margin of S.E. Cougar Mountain Way to the South line of the Southwest quarter of said Section 24; thence continuing Northerly along the Northwesterly margin of S.E. Cougar Mountain Way and the West margin of 168th Place S.E. to the North line of the South 495.00 feet of the Southwest quarter of said Section 24; thence West along said North line to the East line of the West 800.00 feet of the Southwest quarter of said Section 24; thence South along said East line to the North line of the South 30.00 feet of the Southwest quarter of said Section 24; thence West along said North line to the East line of the West 420.00 feet of the Southwest quarter of said Section 24; thence North along said East line to the South line of the North 295.34 feet of the South 590.69 feet of the Southwest quarter of the Southwest quarter of said Section 24; thence West along said South line to the East margin of 164th Avenue S.E.; thence North along said East margin to the North line of the Southwest quarter of the Southwest quarter of said Section 24; thence West along said North line to the Northeast corner of the South half of the Southeast quarter of said Section 24; thence West along the North line thereof to the East margin of Lakemont Boulevard S.E.; thence Northeasterly along said East margin to the South line of the Northeast quarter of Section 23; thence continuing Northeasterly along said East margin to the Southerly extension of the East margin of 164th Way S.E., said East margin being 30.00 feet Easterly and concentric to the center line of 164th Way S.E.; thence Northerly along said Southerly extension and said East margin to the North line of the South half of the South half of the South half of the Northeast quarter of the Northeast quarter of said Section 23; thence East along said North line to the West line of the Northwest quarter of said Section 24; thence North along said West line to the North line of the South half of the South half of the South half of the Northwest quarter of the Northwest quarter of said Section 24; thence East along said North line to the East line of the Northwest quarter of the Northwest quarter of said Section 24; thence North along said East line to the Southeast corner of the Southwest quarter of the Southwest quarter of said Section 13; thence North along the East line thereof to the South line of Lot 4, block 1 of Eastmont Home Tracts, according to the plat thereof recorded in Volume 57 of Plats, pages 90 and 91, in the Records and Elections Division of King County, Washington, thence East along the South line of said Lot 4 and Lot 5, Block 1 of said Eastmont Home Tracts to the Southeast corner thereof; thence North along the East line of said Lot 5 to the South line of Vuemont Vista Division No. 1, according to the plat thereof recorded in Volume 121 of Plats, pages 52 and 55, in the Records and Elections Division of King County,

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Washington,; thence Easterly and Southeasterly along said South line to the West line of the Southeast quarter of said Section 13; thence South along said West line to the Northeast corner of the Northeast quarter of said Section 24; thence East along the North line thereof to the TRUE POINT OF BEGINNING;

AND EXCEPT that property described as follows:

The Northwest quarter of the Southwest quarter of the Northeast quarter of Section 25, Township 24 North, Range 5 East, W.M., in King County, Washington; TOGETHER with the East half of the Northeast quarter of the Southeast quarter of the Northwest quarter of said Section 25; TOGETHER with that portion of the Northeast quarter of the Northwest quarter of said Section 25, lying Southeasterly of the Southeast margin of S.E. Cougar Mountain Way; AND TOGETHER with Lot 1 of King County Short Plat No. 879009, filed under Recording No. 8109100499, records of King County, Washington; EXCEPT THAT portion of the Northeast quarter of the Northwest quarter of said Section 25, described as follows: Beginning at the Northeast corner of said subdivision; thence North $83^{\circ}23'56''$ West along the North line thereof 312.62 feet; thence South $15^{\circ}50'00''$ East 103.18 feet; thence South $32^{\circ}40'00''$ East 45.57 feet; thence South $1^{\circ}53'38''$ West 470.61 feet; thence South $88^{\circ}22'09''$ East 257.62 feet to the East line of said subdivision; thence North $1^{\circ}53'38''$ East along said East line 580.74 feet to the Point of the Beginning.

AND EXCEPT that property described as follows:

That portion of Sections 13, 23, and 24, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at a point which is 126.5 feet North of the Southeast corner of the Northeast quarter of the Southeast quarter of said Section 24; thence Westerly along a line hereinafter called Line A, the following courses and distances; North $45^{\circ}49'$, West 68.6 feet, North $44^{\circ}04'$, West 44.5 feet, North $52^{\circ}37'$, West 38.4 feet, North $53^{\circ}49'$, West 43 feet; North $47^{\circ}31'$, West 44.2 feet, North $57^{\circ}04'$, West 44.6 feet, North $69^{\circ}29'$, West 41.9 feet, North $72^{\circ}34'$, West 50.01 feet, North $78^{\circ}24'$, West 60.6 feet, North $75^{\circ}20'$, West 100.57 feet, North $78^{\circ}32'$, West 120.8 feet, North $73^{\circ}03'$, West 95.7 feet, North $80^{\circ}22'$, West 97.9 feet, North $72^{\circ}03'$, West 96.8 feet, North $74^{\circ}11'$, West 99.8 feet, North $75^{\circ}12'$, West 95.5 feet, North $76^{\circ}24'$, West 104.5 feet, North $77^{\circ}56'$, West 104.7 feet and North $77^{\circ}21'$, West 57.5 feet, more or less, to the West line of the Northeast quarter of the Southeast quarter of said Section 24 and the terminus of Line A; thence along said West line to a point 635 feet North of the Southeast corner of the East half

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of the East half of the Northwest quarter of the Southeast quarter of said Section 24; thence North $77^{\circ}21'$, West 45.5 feet; thence North $76^{\circ}42'$, West 105.3 feet; thence North $73^{\circ}05'$, West 94.3 feet; thence North $74^{\circ}16'$, West 80.7 feet; thence North $56^{\circ}40'$, West 12 feet, more or less to the West line of said East half; thence Southerly along said West line to the South line of the North half of the Northwest quarter of the Southeast quarter of said Section 24; thence Westerly along said South line to the North-South centerline of said Section 24; thence Westerly along the North line of the Southeast quarter of the Northeast quarter of the Southwest quarter of said Section 24 to the Northwest corner of the said Southeast quarter; thence Southerly along the West line thereof to the North line of the plat of Cougar Glen, according to the plat thereof recorded in Volume 105 of Plats, Pages 78 and 79, records of said King County; thence Westerly along said North line to the Northwest corner of said plat; thence Southerly along the Westerly line of said plat to the South line of the Northeast quarter of the Southwest quarter of said Section 24; thence Westerly along said South line to the East line of the West 1460 feet of the South half of the Southwest quarter of said Section 24; thence Southerly along said East line to the Northwesterly margin of 168th Place S.E.; thence Southwesterly along said Northwesterly margin to the Westerly margin of 168th Place S.E.; thence Southerly along said Westerly margin to the South line of the North 385 feet of the South half of the Southwest quarter of said Section 24; thence Westerly along said South line to the East line of the West 800 feet of the Southwest quarter of the Southwest quarter of said Section 24; thence Northerly along said East line to the South line of the North 272.50 feet of the East 400 feet of the West 800 feet of the Southwest quarter of the Southwest quarter of said Section 24; thence Westerly along said South line to the West line of the East 400 feet of the West 800 feet of the Southwest quarter of the Southwest quarter of said Section 24; thence North along said West line to the North line of the Southwest quarter of the Southwest quarter of said Section 24; thence Westerly to the Southwest corner of the Northwest quarter of the Southwest quarter of said Section 24; thence Northerly along the West line thereof to the West corner of said Section 24; thence Northerly along the West line of said Section 24; to the North line of the South 624 feet of the East half of the Southeast quarter of the Northeast quarter of said Section 23; thence Westerly along said North line to the Easterly margin of Newcastle Road; thence Northerly along said Easterly margin to the North line of the South half of the South half of the Northeast quarter of the Northeast quarter of said Section 23; thence Easterly along said North line to the East line of said Section 23; thence Northerly along the West line of said Section 24, to the North line of the South half of the South half of the Northwest quarter of the Northwest quarter of said

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Section 24; thence Easterly along said North line to the East line of the Northwest quarter of the Northwest quarter of said Section 24; thence Northerly along said East line to the South line of the North 30 feet of the Northwest quarter of the Northwest quarter of said Section 24; thence Westerly along said South line to the East line of the West 30 feet of said Section 24; thence Northerly along said Easterly line to the North line of said Section 24; thence Easterly along said North line to the Southwest corner of the Southeast quarter of the Southwest quarter of said Section 13; thence North along the West line of the Southeast quarter to the South line of the plat of Eastmont Home tracts, according to the plat thereof recorded in Volume 57 of Plats, Page 90 and 91, records of said King County; thence Easterly along said South line to the Southeast corner of said plat; thence Northerly along the Easterly line thereof to the South line of the plat of Vuemont Vista Division No. 1 according to the plat thereof recorded in Volume 121 of Plats, Pages 52 through 55, records of said King County; thence Easterly along said South line to an angle point in said South line; thence Southeasterly along said South line to the East line of the Southeast quarter of the Southwest quarter of said Section 13; thence Southerly along said East line to the Southeast corner of said Southeast quarter; thence Easterly along the North line of said Section 24 to the Northeast corner of said Section 24; thence Southerly along the East line of said Section 24; to the East quarter corner of said Section 24; thence continuing Southerly along the Easterly line of said Section 24 to the Point of Beginning. TOGETHER WITH that portion of the East 60 feet of the Northeast quarter of the Southeast quarter of said Section 24 lying North of the North line of the South 30 feet thereof and lying Southerly of aforementioned "Line A"; TOGETHER WITH that portion of the East 60 feet of the East half of the West half of the Northeast quarter of the Southeast quarter of said Section 24 lying North of the North line of the South 30 feet thereof and lying Southerly of aforementioned "Line A"; EXCEPT that portion thereof conveyed to King County for road by instruments recorded under Recording No's. 1617973 and 4678886.

AND EXCEPT that property described as follows:

That portion of the North half of the Northeast quarter of the Southeast quarter of Section 23, Township 24 North, Range 5 East, W.M., King County, Washington lying East of the Easterly margin of Lakemont Boulevard S.E. (Newcastle Road) AND the South 624.00 feet of the Southeast quarter of the Northeast quarter of said Section 23 lying East of the Easterly margin of said Lakemont Boulevard S.E.

AND EXCEPT that property described as follows:

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The North half of the Southeast quarter of the Northeast quarter of the Southeast quarter of Section 23, Township 24 North, Range 5 East, W.M., King County, Washington;

TOGETHER WITH that portion of the North half of the Southwest quarter of the Northeast quarter of the Southeast quarter of said Section 23, described as follows:

Beginning at the Southeast corner of said subdivision; thence Westerly along the South line thereof 530.00 feet; thence Northeasterly to a point on the North line of said subdivision 450.00 feet West of the Northeast corner of said subdivision; thence Easterly along said North line 450.00 feet to the East line of said subdivision; thence Southerly along said East line to the Point of Beginning;

AND TOGETHER WITH that portion of the North 30.00 feet of the North half of the Southwest quarter of the Northeast quarter of the Southwest quarter of said Section 23, LYING Easterly of the East margin of Lakemont Boulevard S.E.

AND EXCEPT that property described as follows:

The West 2 acres of that portion of the North half of Section 25, Township 24 North, Range 5 East, W.M., in King County Washington, described as follows:

Beginning at the North quarter corner of said subdivision; thence Westerly along the North line thereof 312.62 feet to the Bellevue city limits, as established by Ordinance No. 4045, in the City of Bellevue, Washington; thence South $15^{\circ}50'00''$ East along said city limits 103.18 feet; thence South $32^{\circ}40'00''$ East along said city limits 45.57 feet; thence continuing South $32^{\circ}40'00''$ East 199.84 feet; thence East 510.18 feet; thence North 300.95 feet to the North line of said subdivision; thence Westerly along said North line 359.67 feet to the Point of Beginning.

Section 2. A new Section 1a is hereby added to Ordinance No. 3840 to read as follows:

Section 1a. A proposed zoning regulation is hereby adopted establishing use classification R-1.8 with conditions for the following described property:

The West 2 acres of that portion of the North half of Section 25, Township 24 North, Range 5 East, W.M., in King County Washington, described as follows:

Beginning at the North quarter corner of said subdivision; thence Westerly along the North line thereof 312.62 feet to the

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Bellevue city limits, as established by Ordinance No. 4045, in the City of Bellevue, Washington; thence South 15°50'00" East along said city limits 103.18 feet; thence South 32°40'00" East along said City limits 45.57 feet; thence continuing South 32°40'00" East 199.84 feet; thence East 510.18 feet; thence North 300.95 feet to the North line of said subdivision; thence Westerly along said North line 359.67 feet to the Point of Beginning.

Subject to the following development conditions:

1. The density of the annexation area shall not exceed one unit per 35,000 square feet.
2. Individual building lots shall be no smaller than 20,000 square feet.

Section 3. This proposed zoning regulation shall become effective upon annexation of the Calhill Annexation area, more specifically described as follows:

The West 2 acres of that portion of the North half of Section 25, Township 24 North, Range 5 East, W.M., in King County Washington, described as follows:

Beginning at the North quarter corner of said subdivision; thence Westerly along the North line thereof 312.62 feet to the Bellevue city limits, as established by Ordinance No. 4045, in the City of Bellevue, Washington; thence South 15°50'00" East along said city limits 103.18 feet; thence South 32°40'00" East along said City limits 45.57 feet; thence continuing South 32°40'00" East 199.84 feet; thence East 510.18 feet; thence North 300.95 feet to the North line of said subdivision; thence Westerly along said North line 359.67 feet to the Point of Beginning.

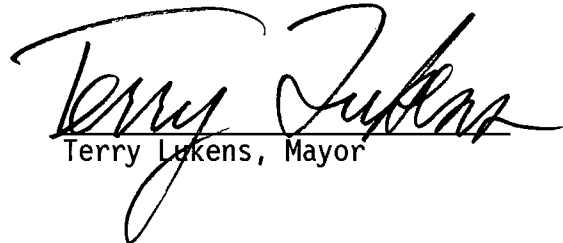
Section 4. A copy of this ordinance, duly certified as a true copy by the Clerk of the City shall be filed with the County Auditor.

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Section 5. This ordinance shall take effect and be in force five days after its passage and legal publication.

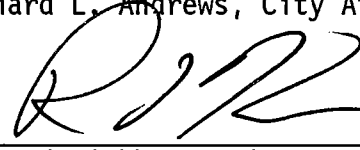
PASSED by the City Council this 2nd day of December, 1991, and signed in authentication of its passage this 2nd day of December, 1991.

(SEAL)

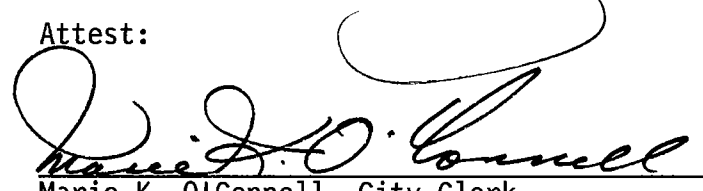

Terry Lukens, Mayor

Approved as to form:

Richard L. Andrews, City Attorney


Richard Kirkby, Assistant City Attorney

Attest:


Marie K. O'Connell, City Clerk

Published December 6, 1991